

# 222,120 SF AVAILABLE

- ▶ Cross loaded facility with excess trailer parking located in the Kent Valley along Highway 167
- ▶ Close proximity to Interstate 5
- ▶ Equidistant to Ports of Seattle and Tacoma
- ▶ Option to lease 5.36 acre auxiliary yard 0.6 miles away at 1201 37th Street



3102 W Valley Hwy N, Auburn, WA 98001

**MICHAEL ROY**

+1 206 940 7199  
michael.roy@kbcadvisors.com

**MATT WOOD, SIOR**

+1 206 595 6814  
matt.wood@kbcadvisors.com

**HANS VIESER**

+1 425 765 7926  
hans.vieser@kbcadvisors.com



**WEST VALLEY**  
T W E N T Y   N I N E

# PROPERTY SPECS



**222,120 SF**  
AVAILABLE

EXCESS TRAILER PARKING  
FULLY FENCED & SECURED

EXCESS TRAILER PARKING



**222,120 SF**  
TOTAL

**19,408 SF**  
OFFICE

**6,540 SF**  
BONUS MEZZANINE

**30'**  
CLEAR HEIGHT

**48**  
DOCK-HIGH DOORS  
W/LEVELERS

**12**  
DRIVE-IN POSITIONS

**3-PHASE**  
**480-VOLT**  
**POWER**

**120' - 145'**  
TRUCK COURT

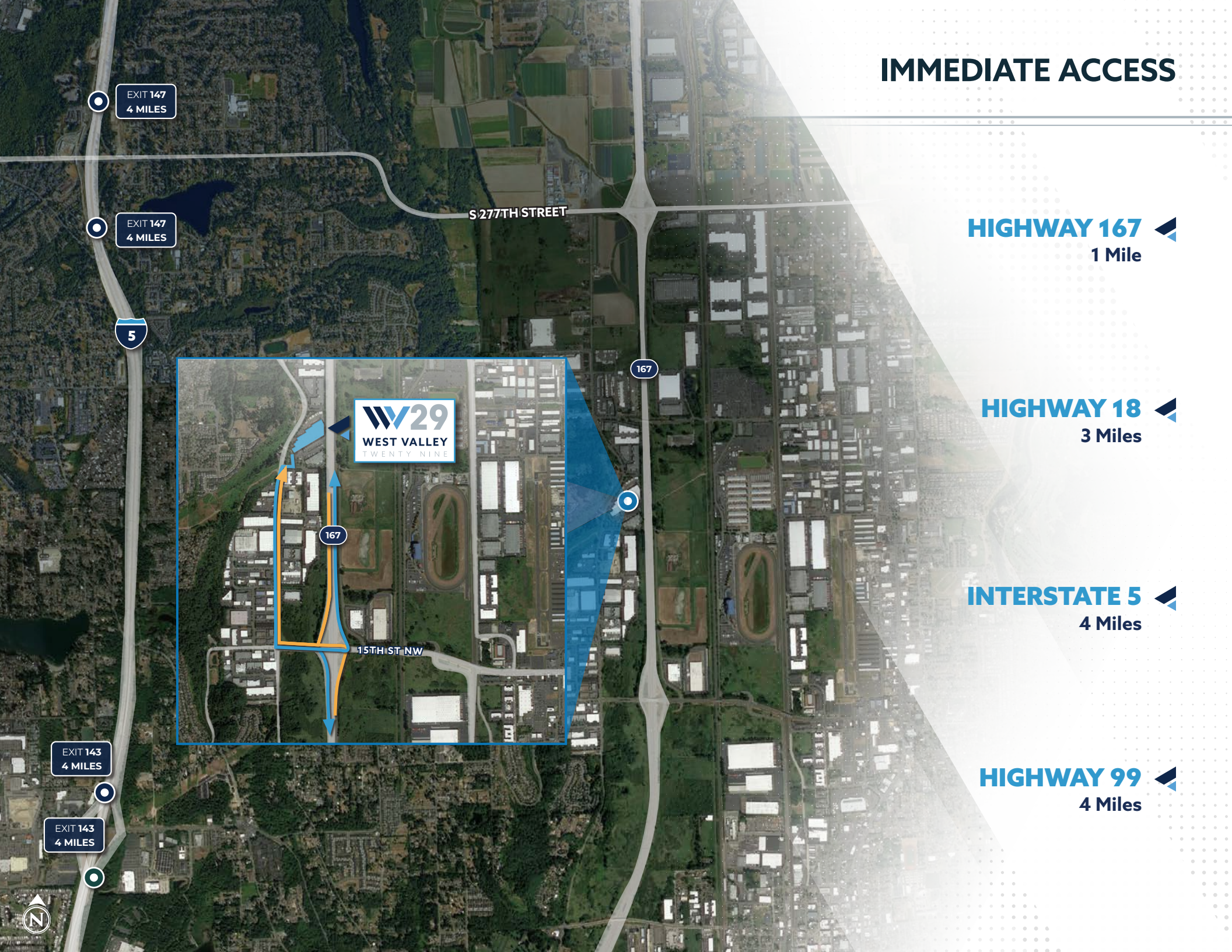
**279**  
PARKING STALLS

**57**  
TRAILER STALLS

**ESFR**  
**SPRINKLERED**

**FULLY FENCED**  
**& SECURED**

# IMMEDIATE ACCESS



**HIGHWAY 167** ◀  
1 Mile

**HIGHWAY 18** ◀  
3 Miles

**INTERSTATE 5** ◀  
4 Miles

**HIGHWAY 99** ◀  
4 Miles

EXIT 147  
4 MILES

EXIT 147  
4 MILES

5

**W29**  
WEST VALLEY  
TWENTY NINE

167

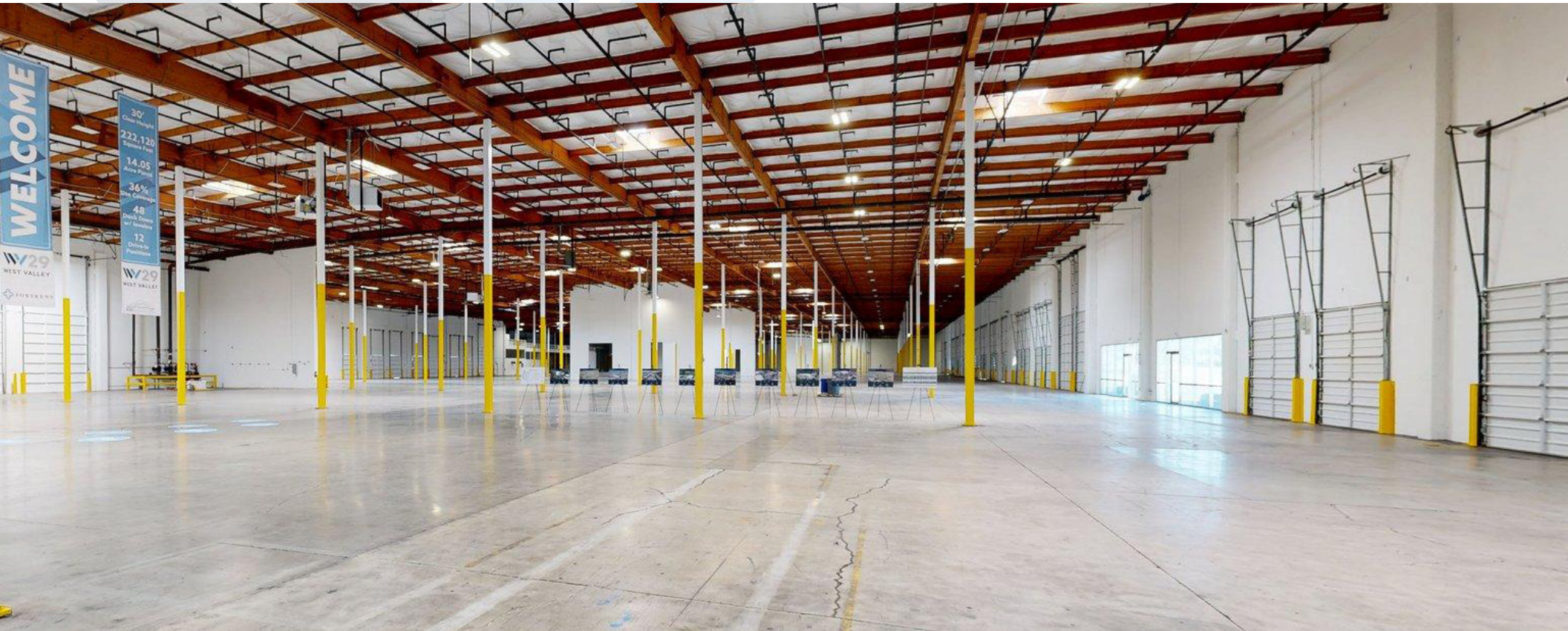
15TH ST NW

EXIT 143  
4 MILES

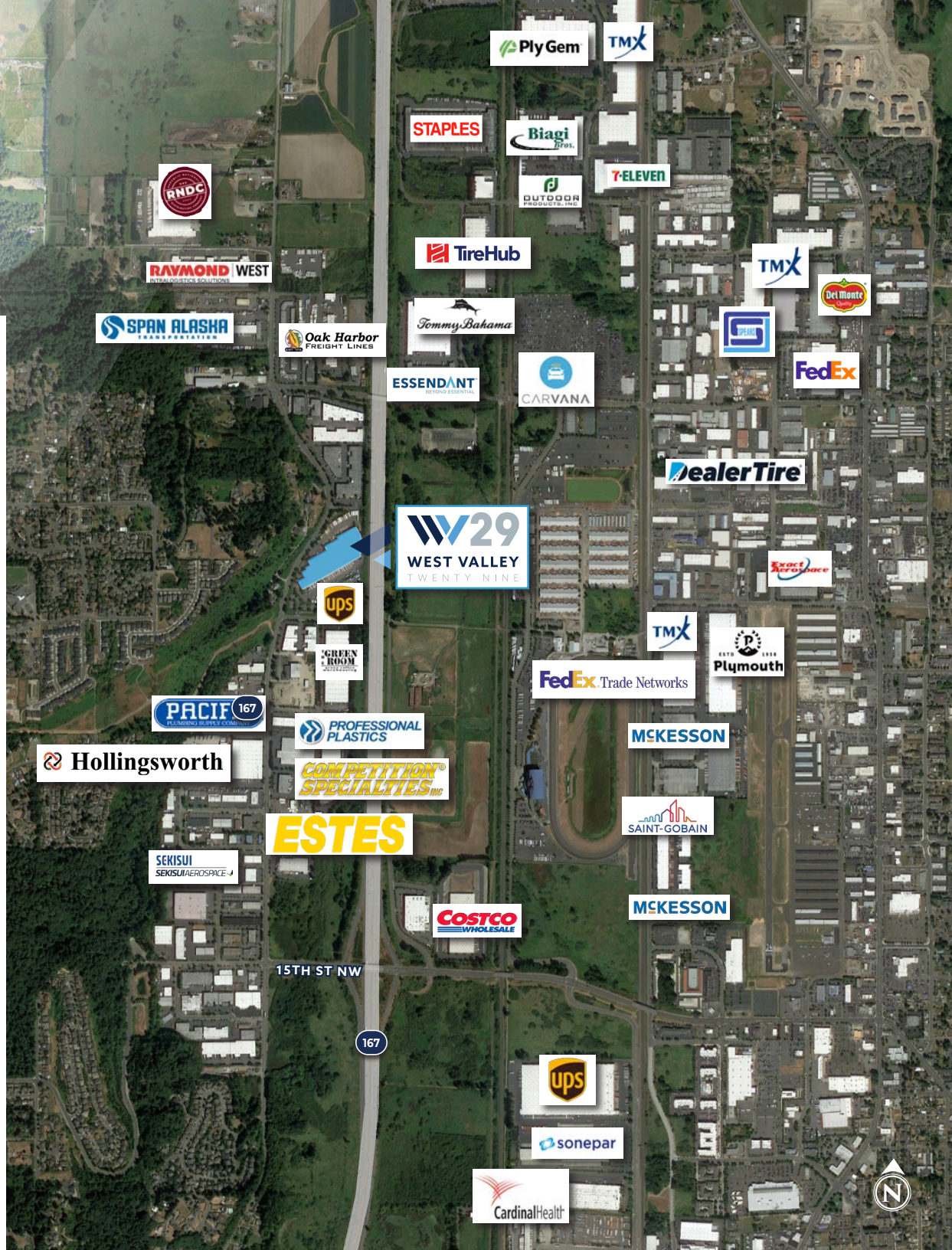
EXIT 143  
4 MILES



# PROPERTY PHOTOS



# CORPORATE NEIGHBORS



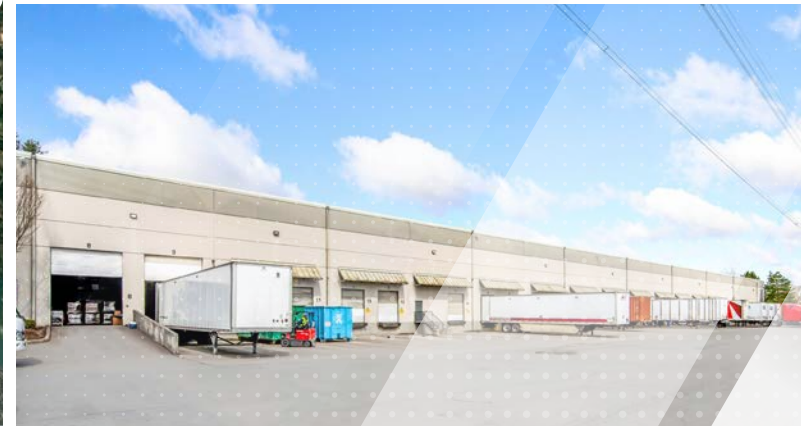
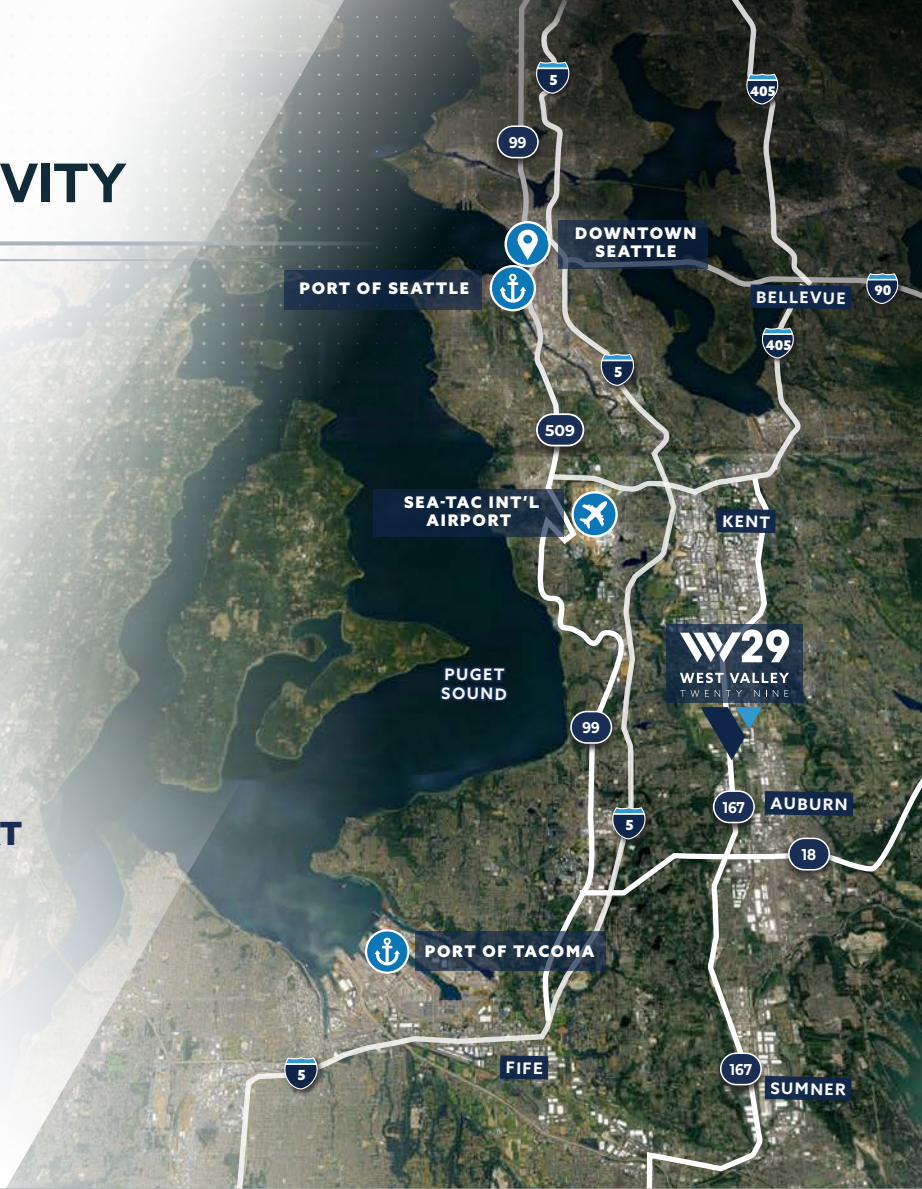
# REGIONAL CONNECTIVITY

 **DOWNTOWN SEATTLE**  
23 Miles

 **PORT OF SEATTLE**  
22 Miles

 **SEA-TAC INT'L AIRPORT**  
14 Miles

 **PORT OF TACOMA**  
13 Miles



**MICHAEL ROY**  
+1 206 940 7199  
michael.roy@kbcadvisors.com

**MATT WOOD, SIOR**  
+1 206 595 6814  
matt.wood@kbcadvisors.com

**HANS VIESER**  
+1 425 765 7926  
hans.vieser@kbcadvisors.com



© 2026 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness, and KBC Advisors disclaims any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.



[KBCADVISORS.COM](https://www.kbcadvisors.com)